

**Board of Architectural Review**

DATE: May 14, 2015  
TO: Board of Architectural Review Chair and Members  
THROUGH: Jason Sutphin, Community Development Division Chief *JS*  
FROM: Kelly O'Brien, AICP, BAR Liaison *KO*  
SUBJECT: **9566 Lee Highway – Mr. Tire Auto Service Center**

ATTACHMENTS: 1. Relevant Code Sections  
2. Plans

**Nature of Request**

1. Case Number: 15040008
2. Address: 9566 Lee Highway
3. Request: Façade modifications
4. Applicant: Monro Service Corp
5. Applicant's Representative: John Sweet
6. Zoning: C-2, Highway Corridor Overlay District

**Staff Comments**

**Background and Proposal:**

The applicant is seeking approval to reface the existing fascia panel at the top of the existing building. The panel as it exists today is blue on three sides and blue with yellow accents and signage on the front façade.

The existing building was constructed in 1980 for Speedy Muffler King. It was approved by the BAR in November 1979 as a one-story structure "built in split-rib block of a sand tone with the main entrance and garage bays located on the southern side of the building". The Board approved remodeling of the building in October 1982 to include the installation of 6 foot high aluminum panels of baked enamel in "Speedy Blue" along the roof line. A red back lit signage strip was also included extending on either side of the "Speedy" sign. Eight fluorescent light fixtures were added mounted on the parapet over the bay doors. A building addition including two garage bays was added in 1985.

The previous business, Munro Muffler, was cited with a notice of violation for painting the upper fascia board from blue to yellow in 2002. The Board required that the yellow fascia be reduced in width by adding a blue band through the middle within one foot of the sign lettering, allowing for an accent stripe of yellow on the top and bottom of the blue band. The other three sides were required to remain blue.

The applicant is requesting to paint the existing fascia board black with a band of golden yellow near the bottom half to match the colors of the branding of Mr. Tire. The business sign letters would be black and be placed inside the golden yellow band along with the company logo that would extend beyond the gold band. The black and golden yellow would be continued on all sides. The rest of the building would remain unchanged.

**Analysis:**

*Colors for use on buildings and signs should be selected for their compatibility with the natural features and existing development found in and adjacent to the corridors. Conversely, colors intended to attract attention detract from efforts to improve the appearance of the streetscape, and should be used sparingly, perhaps as accent colors.*

While the amount of golden yellow currently proposed is greater than the amount of yellow allowed previously, staff believes the proposed design is complimentary to the business logo and balances well with the signage letters. The black band at the top compliments the brown base of the building, making the golden yellow band an accent instead of the main color.

Signage is shown in the attached plans for illustrative purposes only. Signage is not included in the BAR review as there is no master sign plan for this building and it is not located in the historic or transition district.

## **RECOMMENDATIONS**

The proposed plan is consistent with the City's design criteria. Staff therefore recommends that the application be approved with the following conditions:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. The applicant shall secure all required building and sign permits.

**ATTACHMENT #1**

## **Relevant Code Sections**

### **Sec. 110-1071. Designation of districts.**

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

### **Sec. 110-1072. Approval required for improvements.**

(a) No structure or improvement located on any land within the architectural control overlay district, including significant landscape features appurtenant to such structure or improvement, shall be erected, reconstructed, altered or restored until the plans for the exterior architectural features and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of article XIX of this chapter. Plans for signs appurtenant to new and renovated shopping centers, and as otherwise provided for multi-tenant commercial buildings in subsection 110-180(b) shall also be subject to board of architectural review or the city council approval. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance.

### **Sec. 110-915. Powers and duties.**

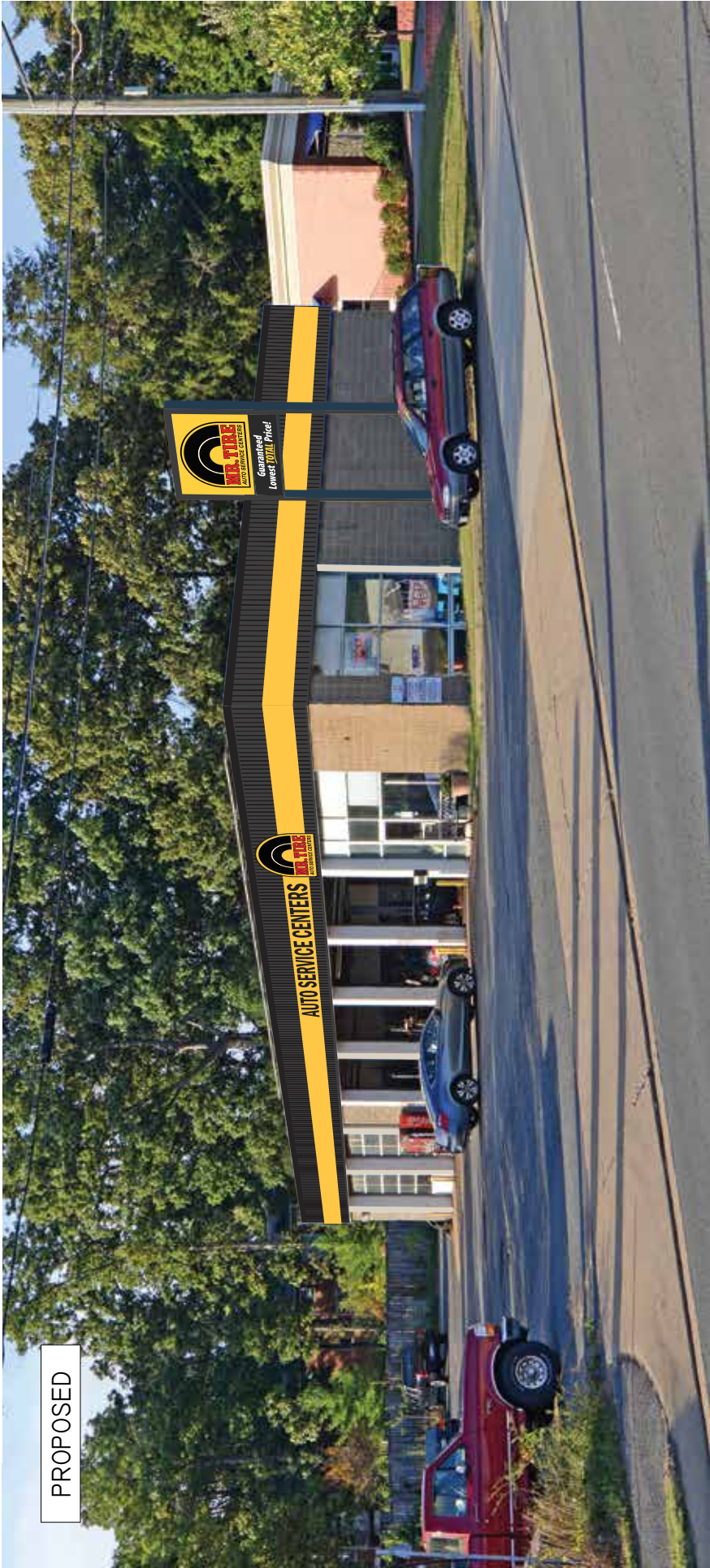
The board of architectural review shall have the following powers and duties:

(2) To review and decide any application requesting approval for exterior architectural features of any structure, improvement or significant landscape feature associated with such structure or improvement to be erected, reconstructed or substantially altered in an architectural control district.





EXISTING



PROPOSED



